



Key Plan: 740 Main Street

High Visibility Location:

- NE corner of Highway 110 & Dodd Rd in Mendota Heights, MN

Building Space For Lease: (Fully Leased)

Building Features:

- 3,002 RSF Retail
- 38 Adjacent parking stalls
- Exterior brick patio space
- Visibility from Highway 110

Development Features:

- Over 87,000 RSF of retail and office (BOMA Standards)
- 404 on-grade & underground parking spaces
- 10.5/1000sf office parking ratio
- Traffic Counts: Hwy 110=28,000; Dodd Rd=9,400; Interstate 35E=79,000 cars/day
- "Market Square" public plaza
- Awarded: 2006 & 2009 Minnesota Shopping Center Association STARR Award
- Awarded: 2006 Minnesota American Society of Landscape Architects Merit Award
- Awarded: 2007 Minneapolis St. Paul Business Journal - Best In Real Estate, Mixed-Use Development
- Awarded: 2007 Finance and Commerce Top Project

Retail:

- 3 Kittens Needle Arts, Anytime Fitness, Caribou Coffee, Cold Stone Creamery, Embellir Gallery of Gems, Fantastic Sam's, Gateway Bank, Perfect Polish Nails, Relax n Tan, Sage Market & Wine Bar, The Medicine Shoppe Pharmacy, The Olive Grove Olive Oil Company, The Wine Market, Tommy Chicago's Pizzeria, Vera Salon & Spa, Verizon Wireless, Restaurant and other Retailers Coming Soon!

Office:

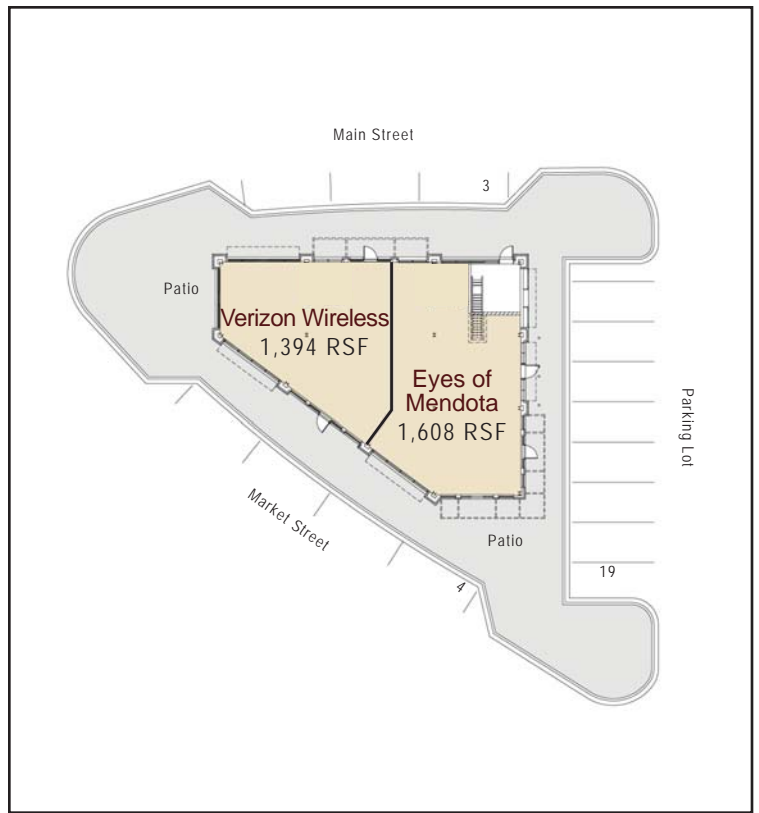
- American Family Insurance, Clerestory Advisors, Comforts of Home Holdings, Minder Narusiewicz Advisors, MSP Travel, Rich Chapman, State Farm Insurance, The Dorn Company, WNB Trust, and Additional Offices Are Available!

Medical:

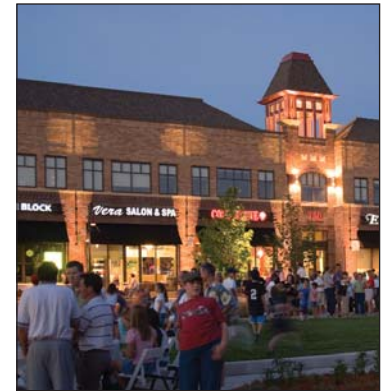
- Envy Skin Clinic, Expert Hearing & Audiology, Eyes of Mendota, Mendota Dental, Mendota Heights Orthodontics, New Heights Physical Therapy, Orr Memory Clinic, St. Paul Oral Surgery, and Additional Medical Offices Are Available!

Contact:

- Retail Leasing: Ross Fefercorn, MHTC LLC, 612-824-7000 ext. 31, ross@rmfgroup.com
- Office Leasing: Brian Helmken, CB Richard Ellis, 952.924.4659, brian.helmken@cbre.com



740 Main Street - Retail



The Village at Mendota Heights is a master-planned 23 acre redevelopment site that includes a mix of residential, office and retail uses. Single story retail buildings front Highway 110. Two story buildings surrounding the "Market Square" have retail on street-level with office above.

The housing component includes 36 loft style condos, 39 row homes and 60 senior apartments. The Village at Mendota Heights integrates lifestyle living, shopping and working into a cohesive village.